

Page 1: DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

|                            |  |
|----------------------------|--|
| Case Number                |  |
| Date of complete submittal |  |

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

|                            |   |
|----------------------------|---|
| Property Owner's Name      | Cedar Lofts Alliance LLC  |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner. |
| Address, City, State, Zip  | 1040 Biscayne Boulevard, Apt. 1001, Miami, FL 33132   |
| E-mail Address             | j.douzoglou@gmail.com   |
| Phone Number               | (305) 336-8826  |
| Proof of Ownership         | <input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record        |

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

|                               |  |
|-------------------------------|--|
| Applicant / Agent's Name      | Jose L. Gomez, Beilinson Gomez Architects P.A.           |
| Applicant / Agent's Signature |  |
| Address, City, State, Zip     | 8101 Biscayne Boulevard, Suite 309, Miami, FL 33138-4664 |
| E-mail Address                | jg@beilinsonarchitectspa.com                             |
| Phone Number                  | 305-559-1250 x.208                                       |
| Letter of Consent Submitted   |  |

|  |   |
|--|---|
| Development / Project Name                               | Las Olas Townhomes  |
| Development / Project Address                            | <u>Existing:</u> <u>New:</u> 62 NE 2nd ST., Ft. Lauderdale  |
| Legal Description  | Lts 1 & 2, Blk 4, of Davis Addition to Ft Lauderdale, Plat Book 3 at Page 28 of the public records of Dade County, Florida. Land situate and lying in Broward County. |
| Tax ID Folio Numbers<br>(For all parcels in development) | 5042-02-05-0300   |
| Request / Description of Project                         | New 7-unit 3-story townhouse building; average size 2,683 SF/unit   |
| Total Estimated Cost of Project                          | \$ (Including land costs)   |

**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

|                           |   |
|---------------------------|---|
| Estimated Park Impact Fee | \$ 18,375 Fee Calculator: <a href="http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm">http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm</a> |
|---------------------------|---|

|   |   |
|---|---|
| Current Land Use Designation                | Downtown Regional Activity Center/Transitional Mixed Use/East Mixed Use |
| Proposed Land Use Designation               | Downtown Regional Activity Center/Transitional Mixed Use/East Mixed Use |
| Current Zoning Designation                  | RAC-EMU   |
| Proposed Zoning Designation                 | RAC-EMU   |
| Current Use of Property                     | Vacant lot  |
| Number of Residential Units                 | Seven (7) townhomes; Average size 2,683 SF/unit                         |
| Non-Residential SF (and Type)               |   |
| Total Bldg. SF (include structured parking) | 18,784.5 SF   |
| Site Adjacent to Waterway                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     |

| Dimensional Requirements        | Required                     | Proposed  |
|---------------------------------|------------------------------|---|
| Lot Size (SF / Acreage)         |                              | 12,511 SF / 0.2872 Acre                         |
| Lot Density                     | 25 DU/Acre = 7.18 Units Max. | 7 Dwelling Units                                |
| Lot Width                       |                              | 92'x135.5'                                      |
| Building Height (Feet / Levels) | 35' - 55'                    | 31' top of 3rd floor; 42' top of elevator shaft |
| Structure Length                |                              | 125'-2"   |
| Floor Area Ratio                |                              | 1.5   |
| Lot Coverage                    |                              | 6,843.12 SF                                     |
| Open Space                      |                              | 5721 SF   |
| Landscape Area                  |                              | 1650 SF   |
| Parking Spaces                  | 15.2                         | 18 on-site + 4 off-site                         |

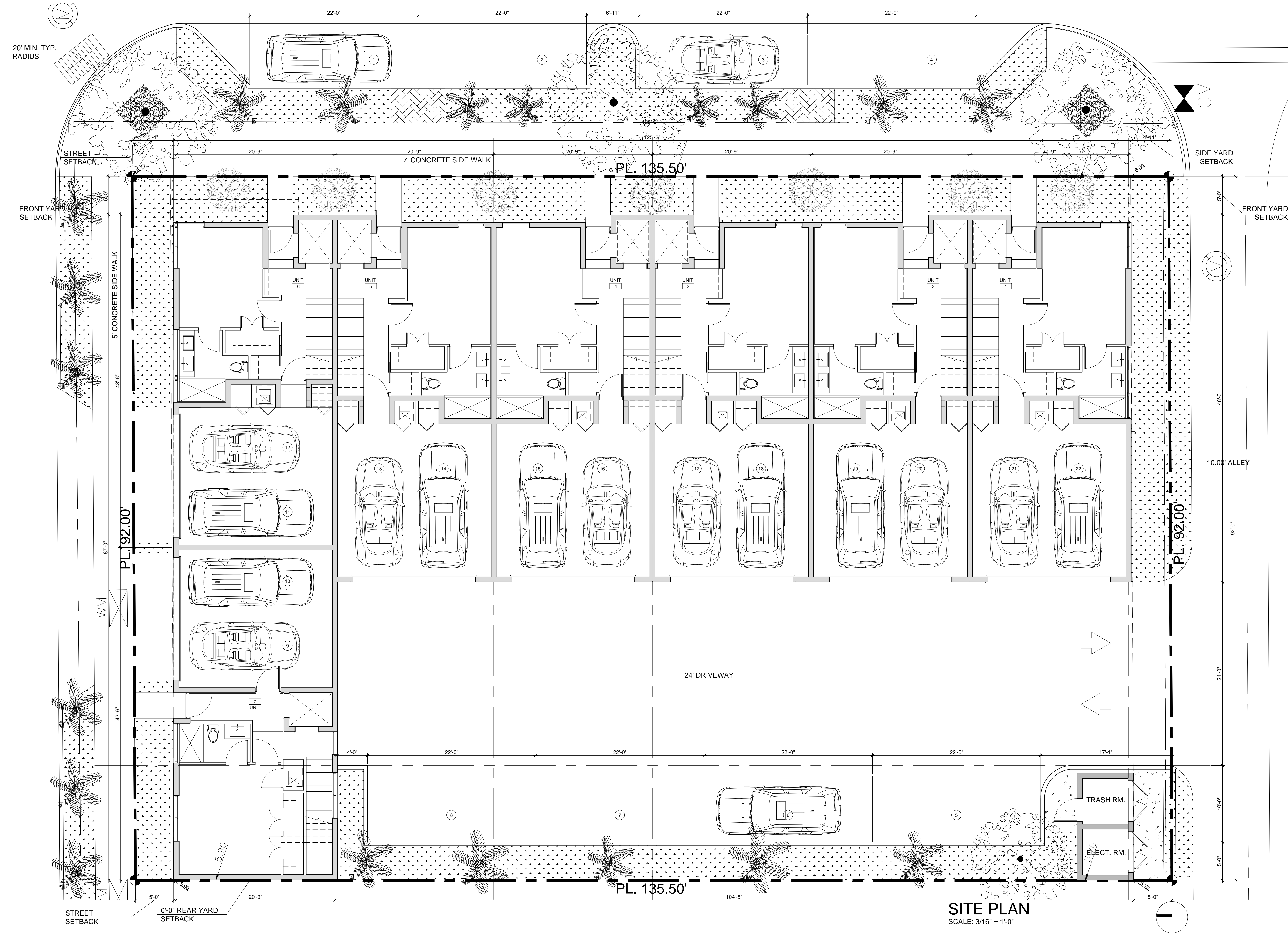
| Setbacks (indicate direction N,S,E,W) | Required | Proposed |
|---------------------------------------|----------|----------|
| Front [ E ]                           |          | 5'-0"    |
| Side [ N ]                            |          | 5'-0"    |
| Side [ S ]                            |          | 4'-11"   |
| Rear [ W ]                            |          | 0'       |



# FT. LAUDERDALE TOWNHOMES

**FT. LAUDERDALE TOWNHOMES**  
620 NE 2nd STREET  
FORT LAUDERDALE, FL 33301

|             |          |            |  |
|-------------|----------|------------|--|
|             |          |            |  |
|             |          |            |  |
|             |          |            |  |
|             |          |            |  |
|             |          |            |  |
|             |          |            |  |
| DATE        | REVISION |            |  |
| FIG. TITLE  |          | COVER PAGE |  |
| SCALE       | N.T.S.   |            |  |
| PROJECT NO. | 2014-20  |            |  |
| TE          | 10-16-15 |            |  |
| EET NUMBER  | A-000    |            |  |



BEILINSON  
GOMEZ  
ARCHITECTS  
ARCHITECTURE AAC001052  
JOSE L. GOMEZ AR0015416  
8101 BISCAYNE BLVD.  
SUITE 309  
MIAMI FL 33138-4664  
TEL (305) 559-1250  
FAX (305) 551-1740  
beilinsonarchitectspa.com

FT. LAUDERDALE TOWNHOMES  
620 NE 2nd STREET  
FORT LAUDERDALE, FL 33301

| DATE         | REVISION           |
|--------------|--------------------|
|              |                    |
| DWG. TITLE   | PROPOSED SITE PLAN |
| SCALE        | AS SHOWN           |
| PROJECT NO.  |                    |
| DATE         | 2014-20            |
| SHEET NUMBER | 10-16-15           |
|              | SP-102             |

**FT. LAUDERDALE TOWNHOMES**  
620 NE 2nd STREET  
FORT LAUDERDALE, FL 33301

| DATE | REVISION |
|------|----------|
|------|----------|

|                 |  |
|-----------------|--|
| <p>G. TITLE</p> |  |
|-----------------|--|

**SOUTH & EAST  
ELEVATION**

SALE

PROJECT NO.

2014-20

E

SHEET NUMBER **A 001**

A-201



# EAST ELEVATION

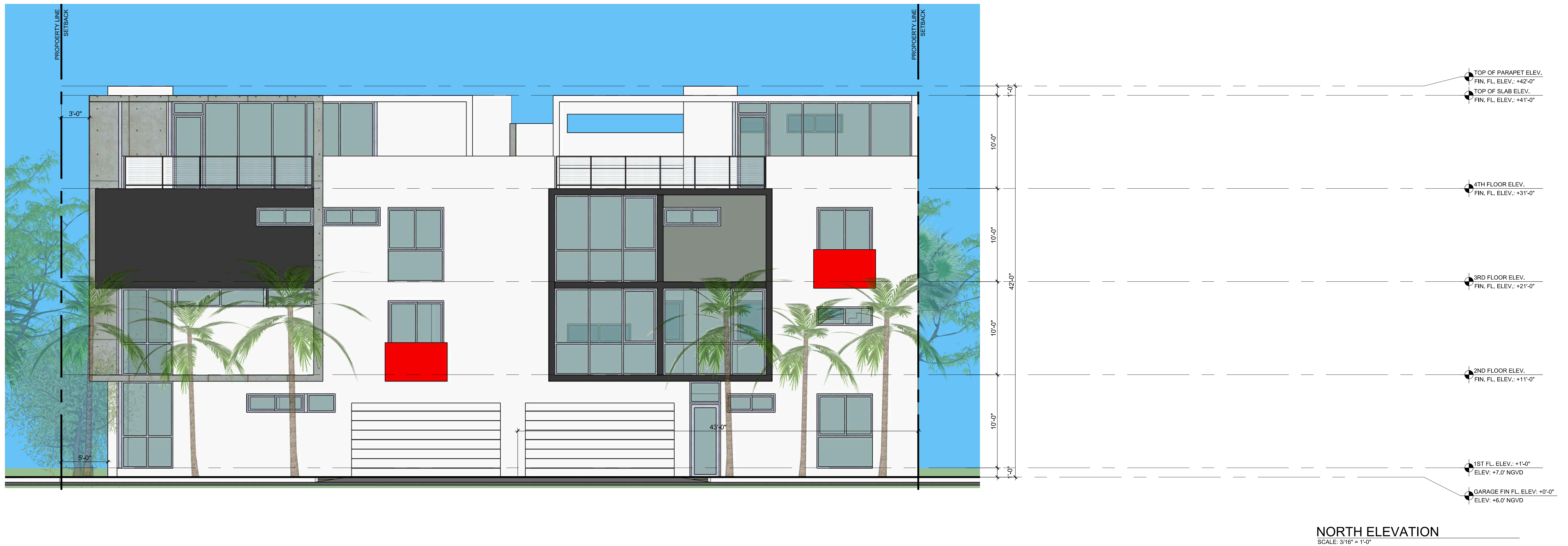
SCALE: 3/16" = 1'-0"



# SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

**FT. LAUDERDALE TOWNHOMES**  
620 NE 2nd STREET  
FORT LAUDERDALE, FL 33301



|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

| DATE | REVISION |
|------|----------|
|      |          |

*NORTH & WEST  
ELEVATION*

SCALE  $\frac{3}{16}'' = 1'-0''$

PROJECT NO.

2014-20

DATE \_\_\_\_\_

10-16-15

SHEET NUMBER 4000

A-202

100



**CITY OF FORT LAUDERDALE**

## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**Meeting Date:** November 10, 2015

**Project Name:** Cedar Lofts Alliance LLC / Las Olas Townhomes

**Case Number:** R15058  
**Request:** Site Plan Level II Review: 7 Townhouse Units

**Location:** 620 NE 2<sup>nd</sup> Street

**Zoning:** Regional Activity Center – East Mixed Use (RAC-  
EMU)

**Land Use:** Downtown Regional Activity Center

**Project Planner:** Eric Engmann

**Case Number:** R15058

**CASE COMMENTS:**

NONE – Signature NOT required.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
  - a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
  - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - c. [https://floridabuilding.org/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

**Case Number:** R15058

Las Olas Townhouses –  
Seven (7) Townhouse Units

**620 N.E. 2<sup>nd</sup> Street**

**RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. 5' (min.) Right-of-Way Easement dedication along south side of N.E. 2<sup>nd</sup> Street, to complete half of 50' Right-of-Way section; show linework in the plans and provide exhibit, as appropriate
- b. 20' corner chord Right-of-Way Easement dedication on southwest corner of N.E. 2<sup>nd</sup> Street & N.E. 7<sup>th</sup> Avenue intersection; show linework in the plans and provide exhibit, as appropriate

**CASE COMMENTS:**

**A. Please respond to Comments 1 through 27 prior to Final DRC sign off**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or [jholguin@fortlauderdale.gov](mailto:jholguin@fortlauderdale.gov).
  - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov) and/or Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
  - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov); please note that additional notes may be required on the Site Data table.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 ([tammy.campbell@dot.state.fl.us](mailto:tammy.campbell@dot.state.fl.us)) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
4. Shift proposed sidewalk along N.E. 2<sup>nd</sup> Street to be just beyond the existing Right-of-Way boundary, and within the requested 5' Right-of-Way Easement dedication on the south side of N.E. 2<sup>nd</sup> Street.
5. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).

6. Shift and/or remove proposed on-street parallel parking spaces adjacent to the proposed development along N.E. 2<sup>nd</sup> Street and N.E. 7<sup>th</sup> Avenue, which encroach into the 25' corner sight triangle (intersection of a street and a street) or 15' corner sight triangle (intersection of an alley and a street).
7. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of N.E. 2<sup>nd</sup> Street and N.E. 7<sup>th</sup> Avenue. Per ULDR Section 47-20.11.A, standard on-street parallel parking stall shall have 8'-8" width; end parking spaces should also have an adjacent 5' length (angled curb) for access.
8. Dimension typical roadway travel lane widths and parking lane lengths/widths on the Site Plan for the proposed development side of N.E. 2<sup>nd</sup> Street and N.E. 7<sup>th</sup> Avenue. Instead of proposed concrete curb along N.E. 2<sup>nd</sup> Street and N.E. 7<sup>th</sup> Avenue, show and label concrete curb & gutter (FDOT – Type F), while maintaining 10' (min.) width for adjacent travel lane per the master plan.
9. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking area – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking area gate access if appropriate.
10. Civil Sheet C-3: Proposed asphalt paving in vicinity of N.E. 7<sup>th</sup> Avenue & Alley (just south of proposed development) must protect the existing 2' Valley Gutter that crosses the Alley.
11. Coordinate the size and alignment of the water main extension proposed in N.E. 2<sup>nd</sup> Street and N.E. 7<sup>th</sup> Avenue with Public Works, Jorge Holguin at 954-828-5675 or [jholguin@fortlauderdale.gov](mailto:jholguin@fortlauderdale.gov).
12. Sheet C-7: Direct 'Unit 6' proposed sewer service lateral to on-site private sewer system (instead of N.E. 7<sup>th</sup> Avenue); label on-site sewer service main as 8" with private manhole structure on upstream end.
13. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
14. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
15. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
16. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
17. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
18. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
19. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Construction Phasing Exhibit
  - b. Right-of-Way / Easement Dedication / Vacation Exhibit

- c. Maintenance Agreement Area Exhibit
  - d. Revocable License Area Exhibit
20. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
21. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
- a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
  - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
  - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
  - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
  - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
22. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
23. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
24. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
25. Show utilities on the landscaping plans for potential conflict.
26. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
27. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or 954-828-7809.

**B. Respond to Comments 28 through 40 prior to Engineering Permit Approval**

28. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
29. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

30. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or [ekalus@broward.org](mailto:ekalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
31. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
32. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
33. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
34. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
    - 1) Include a narrative for each phase along with roadways utilized for materials delivery
    - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
    - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
    - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles

- 5) Show location and type of construction crane(s), including span radius
  - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes
  - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
  - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
  - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
  - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
  - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
  - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
  - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
  - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
  - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
  - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
  - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
  - 18) Indicate schedule for street sweeping of periphery of construction site
  - 19) Indicate if dewatering is proposed.
35. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).
36. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).
37. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
38. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.

39. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
40. Please discuss with City Public Works Department - Utilities, Rick Johnson at 954-828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

**Case Number: R15057**

**CASE COMMENTS:**

Please provide a response to the following prior to final DRC Signoff:

1. Provide large palm trees at corners of intersecting streets as a visual marker to such intersections, and provide large shade trees along the streets, as per Chapter 4, S-9, of the Design Guidelines of the Downtown Master Plan.
2. Within the RAC districts, newly planted street trees along NE 2 Street shall be limited to Live Oak, as per ULDR Section 47-21.14.
3. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2.Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under sidewalks, driveways, parking stalls, etc, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>
5. Provide structural soil details and specifications, and *illustrate these locations* on site, civil and landscape plans.
6. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
7. Provide calculations for required tree mitigation and illustrate how this will be met.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

8. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
9. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
10. Provide irrigation plan illustrating an automatic system in accordance with ULDR Section 47-21.10. This is to include the rights-of-way areas and the outside of buffer yard wall.
11. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

**Case Number:** R15058

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: (<http://www.fortlauderdale.gov/neighborhoods/index.htm>)). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that the copy of the plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board ("PZB") or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 5) In order to enhance the presence along the street and reduce vehicular conflict, vehicular access and accessory structures such as trash and electrical rooms should have access from the interior of the property. Consider the following alternative design options to the plans:
  - a) Shift the first floor of Unit 7 three feet to the west so that the garage can have access from the internal driveway;
  - b) Reduce one of the parallel parking spaces on the west side of the site. Use the excess area to allow turnaround space for the Unit 7 garage and to rotate the trash and electrical rooms inward on the site;
  - c) Provide decorative screening and landscaping between the alley and the electrical/trash rooms; and,
  - d) With the garage entrance for Unit 7 relocated, add one on-street parking space along NE 2 Street.
- 6) Provide all setbacks on the site plan, page SP-2.
- 7) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 8) Correct the application and site plan based on the building height as defined in the ULDR. Maximum building height is measured from the highest habitable point of a structure. If the roof terrace has a partially covered roof, then that would be calculated as the maximum height. Otherwise the maximum height would be calculated as the height of the railing for the roof terrace.
- 9) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each dwelling unit type. An impact fee calculator can be found at:

(<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>).

- 10) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project including, such as, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 11) Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 12) Provide a written response to all DRC comments within 180 days.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5868) to review project revisions and/or to obtain a signature routing stamp.
- 14) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 15) Additional comments may be forthcoming at the DRC meeting.

**Case Number: R15058**

**CASE COMMENTS:**

Please provide a response to the following:

1. Units should be prewired for an alarm system.
2. All glazing, including sliding glass doors, should be impact resistant.
3. Entry doors should be solid, impact resistant or metal.
4. Entry doors should be equipped with a 180 degree peephole or view port for security.
5. All entry doors should have a secondary door locking system.
6. Garage door should be impact resistant.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction.  
Please submit comments in writing prior to DRC sign off.

**Case Number:** R15058

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Trash services will be handled by private collector, or services will be done by on-site personnel, or Trash services will be done custodial staff.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
  - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
    - Type and size of containers, frequency of service, service provider if known; and

- Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
  - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
- o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [gmaldonado@fortlauderdale.gov](mailto:gmaldonado@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

**Case Number: R15058**

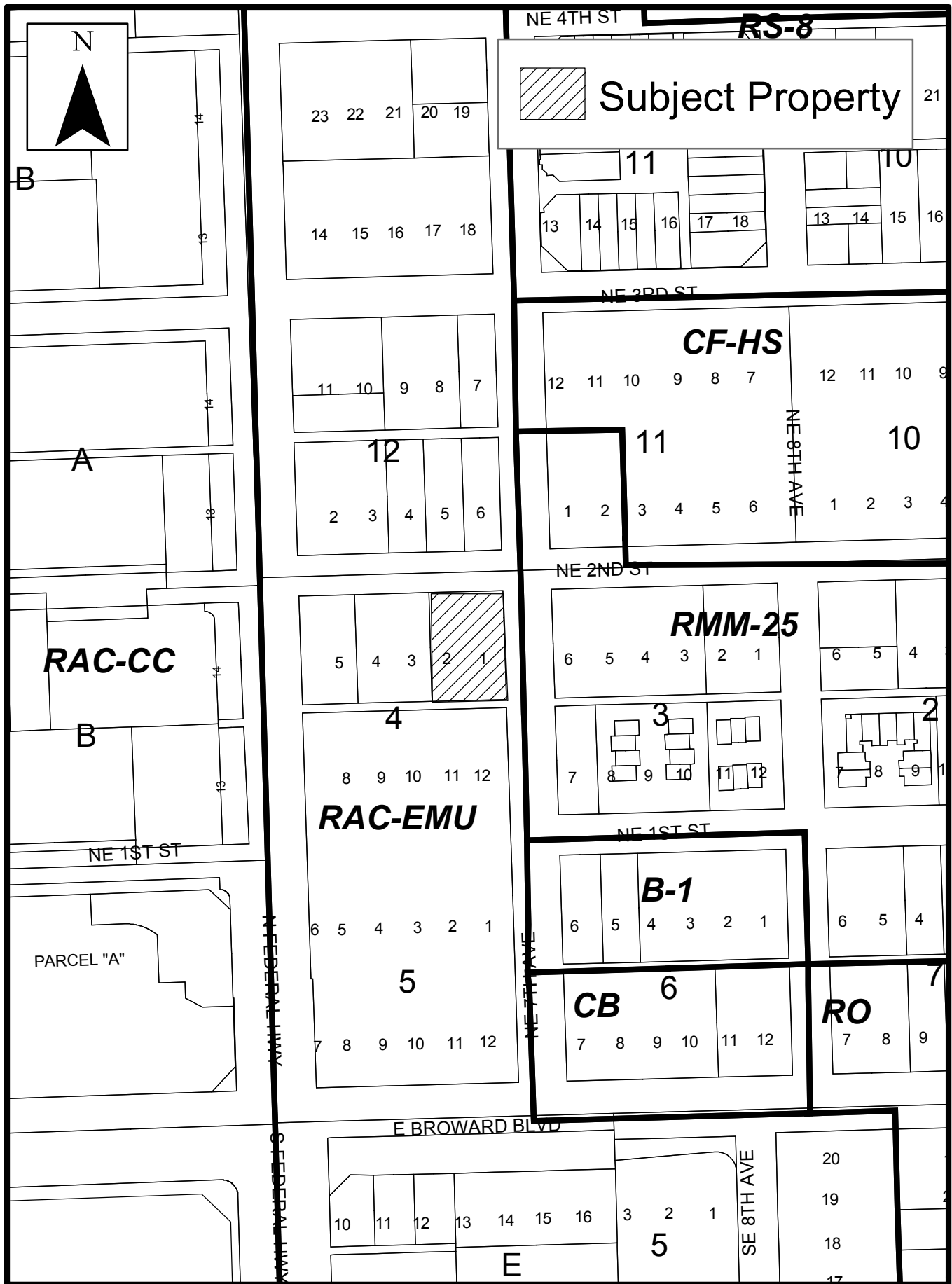
**CASE COMMENTS:**

1. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
2. Please consider adding bike hooks in each garage to easily satisfy the long term bike parking requirement.
3. Please consider providing electric car charging hookups in each garage.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
5. Ensure all sidewalks are a minimum width of 7ft.
6. Consider providing signage to alert pedestrians of back out parking conflicts on NE 2<sup>nd</sup> Street.
7. Ensure by showing on the site plan that a full sized vehicle can safely access and exit the 4<sup>th</sup> on-site parallel parking space. Please consider removing the space if necessary turning movements cannot be made.
8. Additional comments may be provided upon further review.
9. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



0 45 90 180 270 360 Feet

**R15058**